

BILL NO. 2006-42

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY'S BUILDING CODE TO PROVIDE FIRE AND LIFE SAFETY REQUIREMENTS FOR LIVE/WORK UNITS, AND TO PROVIDE FOR OTHER RELATED MATTERS

Proposed by: Paul K. Wilkins, Director of Building and Safety

Summary: Amends the City's version of the International Building Code to provide fire and life safety requirements for live/work units.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: The document entitled "City of Las Vegas Amendments to the International Building Code, 2003 Edition," as adopted by Ordinance No. 5636, is hereby amended by adding thereto a new Section 421 and a new Subsection 421.1, to read as follows:

Section 421 Live/Work Units

421.1 Live/Work Units. In accordance with Title 19 of the Las Vegas Municipal Code, live/work units, as defined therein, are permitted in the Live/Work Overlay District. For purposes of addressing fire and life safety issues raised by that type of occupancy, live/work units are permitted in accordance with Title 19, subject to the following limitations:

- a. The minimum floor area of a live/work unit shall be 750 square feet.
- b. A maximum of 50 percent of the floor area of a live/work unit may be used or arranged for residential purposes such as sleeping, kitchen, bathroom and closet area.
- c. No interior wall separating the living portion from the work portion of a unit is required if automatic fire alarm systems are installed throughout the building.
- d. Each live/work unit shall be separated from other live/work units or other uses in the building by a two-hour rated fire wall.
- e. Access to live/work units shall be provided only from common access areas (halls or corridors) and shall not be from other live/work units or other uses in the building.
- f. Each live/work unit shall be fully sprinklered. Units of less than 1500 square feet may use a NFPA 13R system. Units 1500 square feet or larger require a full NFPA 13 system.
- g. An emergency mode of egress directly to the outside (other than through the work

1 portion) shall be provided from the sleeping portion of the live/work unit.

2 h. Live/work units shall not be used for storage of flammable liquids or hazardous
3 materials, welding or any open flame work.

4 i. Gas appliances, including gas stoves and water heaters shall be separated from the
5 sleeping areas per applicable codes.

6 SECTION 2: If any section, subsection, subdivision, paragraph, sentence, clause or
7 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
8 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
9 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
10 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
11 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
12 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
13 invalid or ineffective.

14 SECTION 3: All ordinances or parts of ordinances or sections, subsections, phrases,
15 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
16 1983 Edition, in conflict herewith are hereby repealed.

17 PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

18 APPROVED:

19
20 By _____
21 OSCAR B. GOODMAN, Mayor

22 ATTEST:

23 _____
24 BARBARA JO RONEMUS, City Clerk

25 APPROVED AS TO FORM:

26 _____
27 Date
28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2006, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12 APPROVED:

13

14 By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

16

17 BARBARA JO RONEMUS, City Clerk

18

19

20

21

22

23

24

25

26

27

28